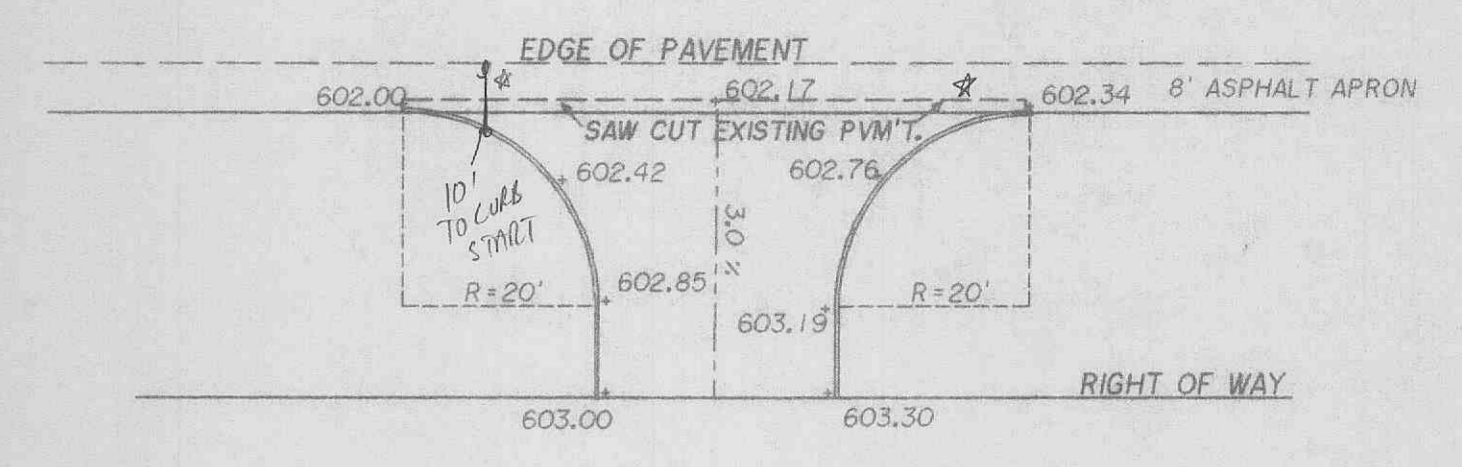


Asph Contractor
Geyers Paving Co.
Gregg Geyers
314-355-0838

ENTRANCE DETAIL
SCALE: 1" = 20'



NOTES:

- OWNER: DONALD OTTO
729 HIGH HILL CT.
LAKE ST. LOUIS, MO. 63367
636-561-2047
- APPLICANT: AGNES HUELS
17 HICKORY HILL CT.
O'FALLON, MO. 63366
636-240-1099
- TOTAL ACREAGE OF TRACT IS 1.82 ACRES.
- CURRENT ZONING OF TRACT IS C-1, RESTRICTED COMMERCIAL
SETBACKS: FRONT - 25 FT.
SIDES - NONE
REAR - 25 FT.
- PROPOSED USAGE IS A "TEA ROOM".
- PLARKING REQUIREMENTS:
SPACES REQUIRED: 20 SPACES PLUS 1 SPACE PER 100 SQ. FT. OF FLOOR AREA.
THE TOTAL SQUARE FOOTAGE OF THE BUILDING IS 1240 SQ. FT. OF WHICH 800 SQ. FT. WILL BE USED FOR THE BUSINESS. THEREFORE, 28 SPACES ARE REQUIRED. PER VARIANCE NO. BA-V-02-37 16 SPACES ARE BEING REQUIRED.
- PER F.I.R.M. 291830237E, DATED AUG., 1996, THIS SITE IS NOT IN A FLOOD PLAIN, (ZONE X).
- UTILITIES SERVING SITE: TELEPHONE - CENTURYTEL
ELECTRIC - AMEREN/UE
GAS - ST. CHARLES GAS
SEWER & WATER - ALLIANCE OF O'FALLON
- THE TRASH ENCLOSURE WILL WITH 6' HIGH WALLS AND GATE OF WHITE VINYL TO MATCH THE EXTERIOR OF THE EXISTING HOUSE
- SITE COVERAGE CALCULATIONS:
BUILDINGS - 7% (1800 SQ. FT.)
ASPHALT & CONCRETE - 12% (9500 SQ. FT. OF ASPHALT)
OPEN SPACE - 81%
- LANDSCAPING REQUIREMENTS:
A. FRONTAGE TREES: 1 TREE PER 40 FEET OF STREET FRONTAGE
8 TREES ARE REQUIRED. 3 EXISTING TREES WILL BE UTILIZED AND 5 WILL BE ADDED.
B. INTERIOR TREES: 1 TREE PER EACH 3000 SQ. FT. OF OPEN SPACE
1.62 ACRES OF OPEN SPACE REQUIRES 23 TREES. A MINIMUM OF 23 TREES WILL BE RETAINED.
C. NO ADDITIONAL LANDSCAPING AROUND THE HOUSE IS PROPOSED.
- NO ADDITIONAL EXTERIOR LIGHTING IS PROPOSED.
- STORM WATER DETENTION REQUIREMENTS:
DEVELOPED RUNOFF FACTOR = 4.75 CFS/AC
UNDEVELOPED RUNOFF FACTOR = 2.31 CFS/AC
DIFFERENTIAL RUNOFF FACTOR = 2.44 CFS/AC
IMPROVED AREA = 0.16 AC
2.44 CFS/AC X 0.16 AC = 0.39 CFS WHICH IS LESS THAN 1.00 CFS
NO DETENTION WILL BE REQUIRED.
- ALL EXISTING AND PROPOSED UTILITIES WILL LOCATED UNDERGROUND.
- SIDEWALKS, CURB RAMPS, RAMP AND ACCESSIBLE PARKING SPACES SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE CURRENT APPROVED AMERICANS WITH DISABILITIES ACT ACCESSIBILITY GUIDELINES.
- THE APPLICANT WILL COMPLY WITH ART. 13 OF THE ZONING CODE, PERFORMANCE STANDARDS.
- THE DETAIL OF THE HANDICAPPED WILL BE PROVIDED BY THE ARCHITECT WITH THE BUILDING PLANS.
- PERMANENT BENCHMARK: U.S.G.S. DATUM PER MODOT HIGHWAY PLANS FOR I-70: S.E. CORNER OF SOUTH HEADWALL, 59 FT. RIGHT OF STA. 703+50. ELEV. = 618.94
- THE FRAME BUILDING IS TO BE REMOVED WITHIN 6 MONTHS AND WOOD IS TO BE USED FOR A FENCE TO REPLACE THE EXISTING CHAIN LINK FENCE SUBJECT TO APPROVAL BY THE CITY OF O'FALLON.

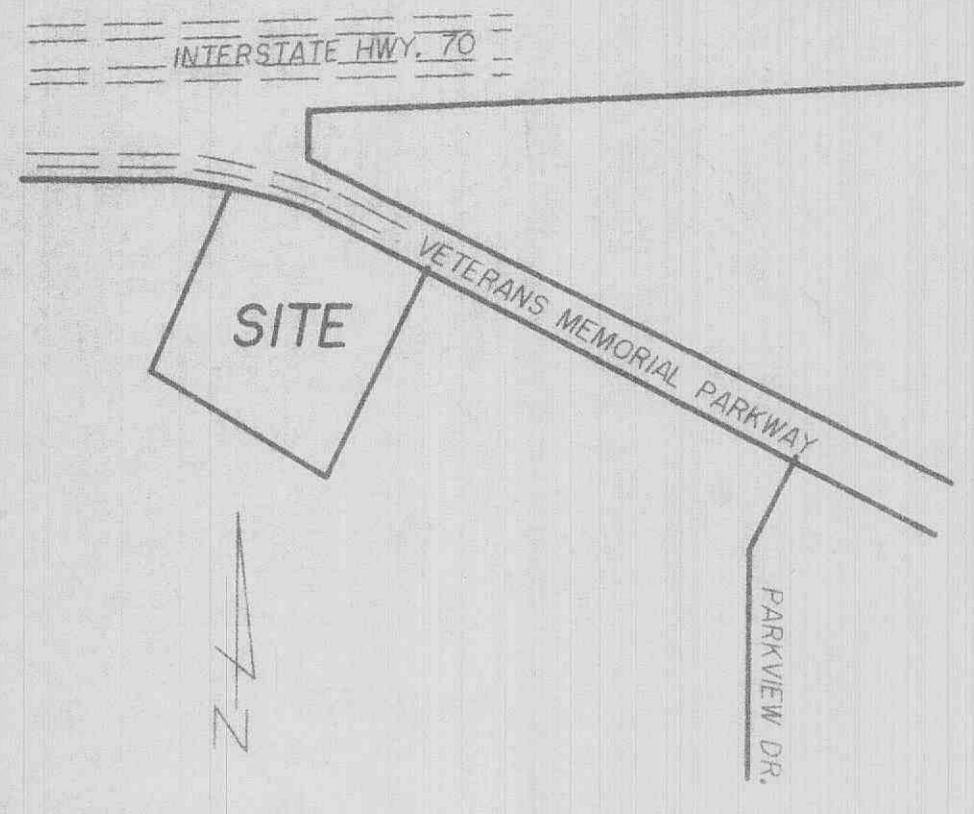
F&S.P. Copy
APPROVED
AS NOTED
1/10/03
Frank Jodanis

SITE PLAN

"AGGIE'S ATTIC & TEA ROOM"

PART OF U.S. SURVEY 55, T. 47 N., R. 3 E.
CITY OF O'FALLON, ST. CHARLES COUNTY, MO.

VICINITY MAP



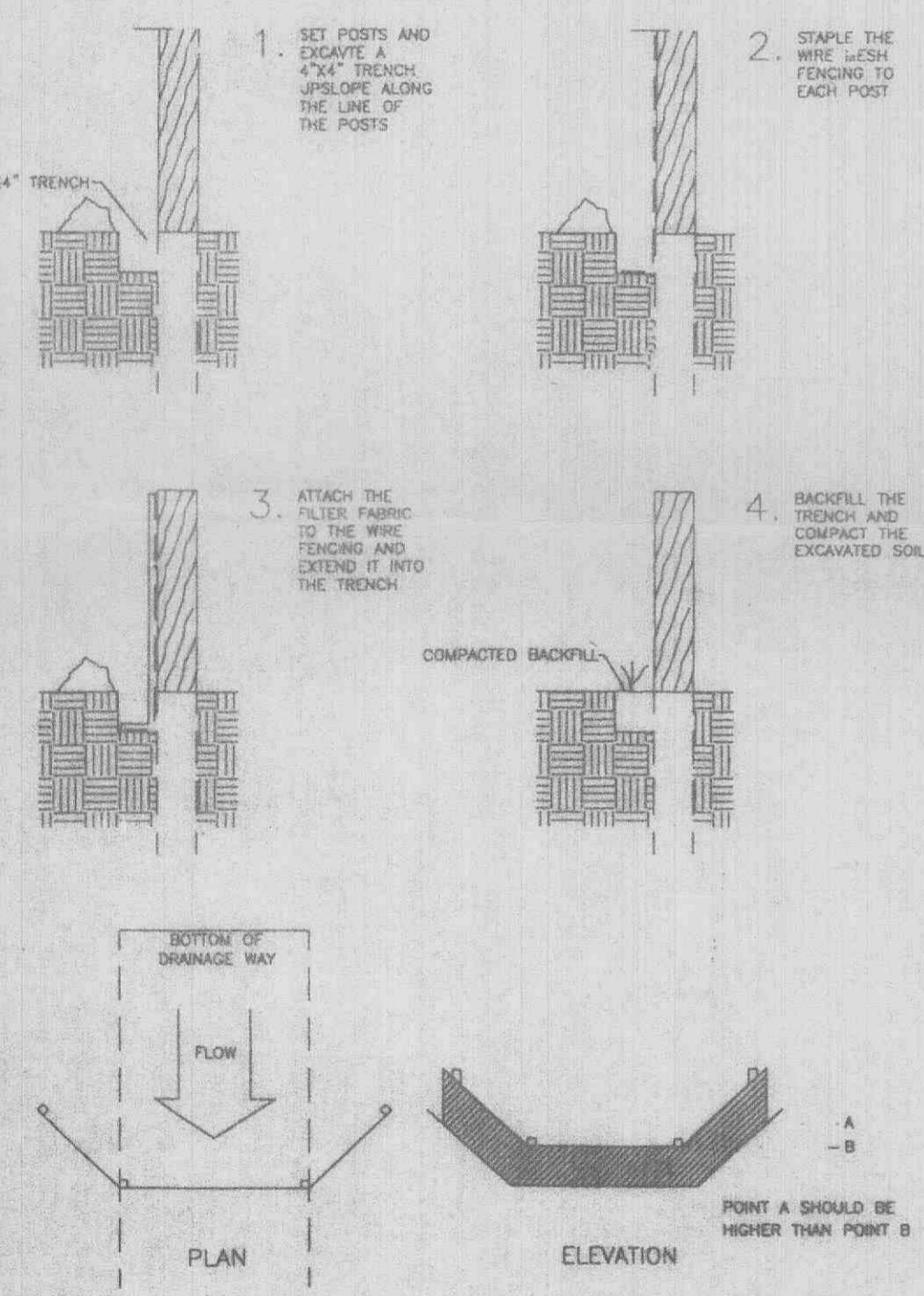
SYNTHETIC FILTER BARRIER

1. FILTER BARRIERS SHALL BE INSPECTED IMMEDIATELY AFTER EACH RAINFALL AND AT LEAST ONCE DURING PROLONGED RAINFALL. ANY REQUIRED REPAIRS SHALL BE MADE IMMEDIATELY.

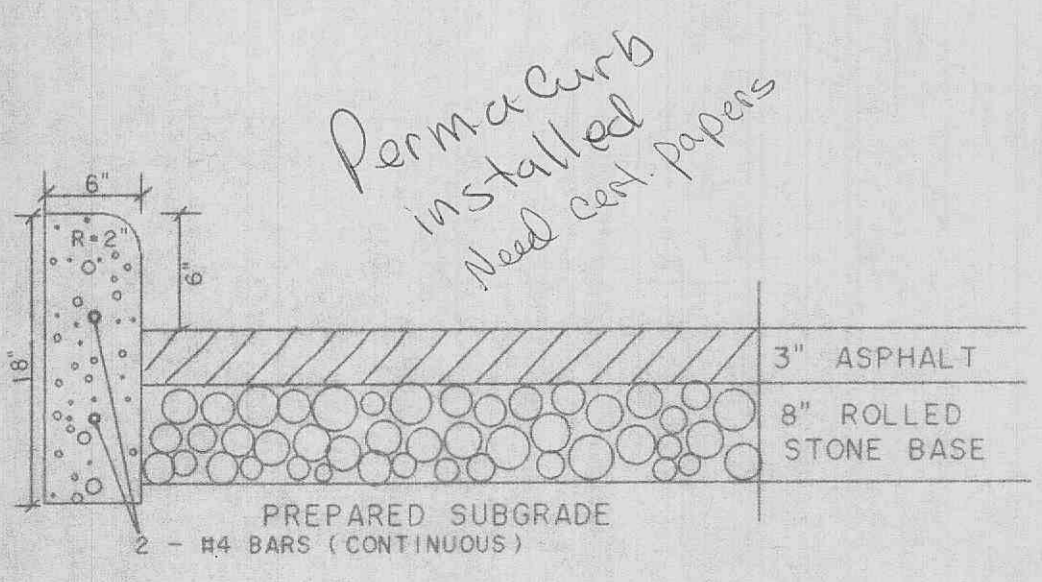
2. SHOULD THE FABRIC DECOMPOSE OR BECOME INEFFECTIVE PRIOR TO THE END OF THE FORECAST USABLE LIFE AND THE BARRIER STILL BE NECESSARY, THE FABRIC SHALL BE REPLACED PROMPTLY.

3. SEDIMENT DEPOSITS SHOULD BE REMOVED AFTER EACH STORM EVENT. THEY MUST BE REMOVED WHEN DEPOSITS REACH APPROXIMATELY HALF THE HEIGHT OF THE BARRIER.

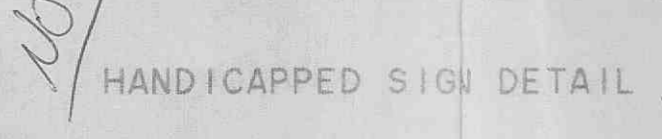
4. ANY SEDIMENT DEPOSITS REMAINING IN PLACE AFTER THE SET FORCE OF FILTER BARRIER IS NO LONGER REQUIRED SHALL BE DRESSED TO CONFORM WITH THE EXISTING GRADE, PREPARED AND SEED.



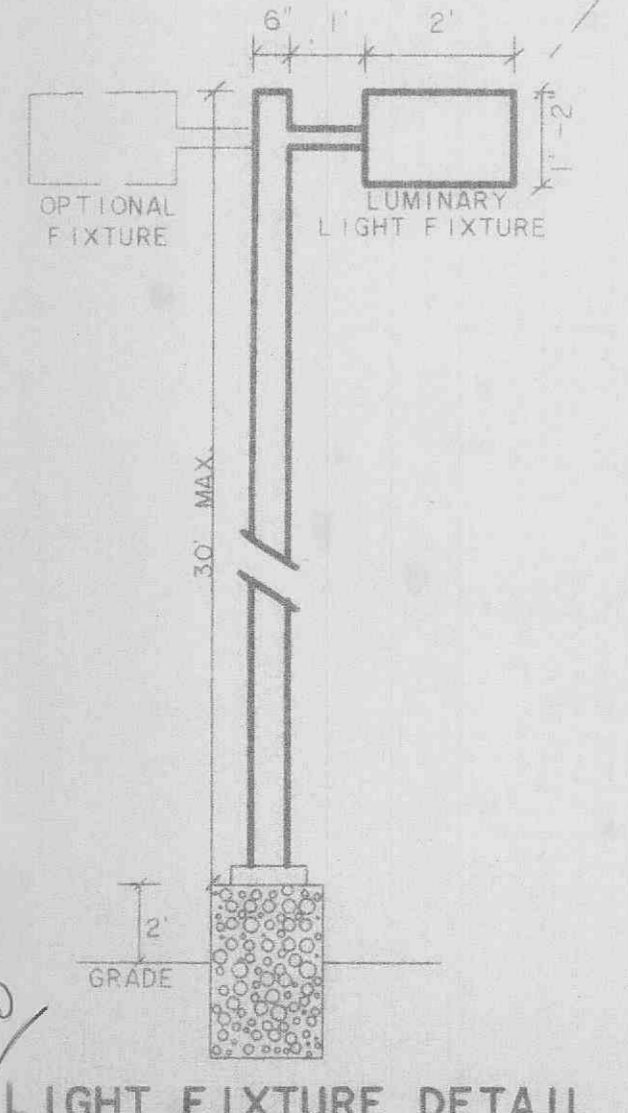
THE CONTRACTOR SHALL ASSUME COMPLETE RESPONSIBILITY FOR CONTROLLING ALL SILTATION AND EROSION OF THE PROJECT AREA. THE CONTRACTOR SHALL USE WHATEVER MEANS NECESSARY TO CONTROL EROSION AND SILTATION INCLUDING, BUT NOT LIMITED TO, STAKED STRAW BALES AND/OR SILTATION FABRIC FENCES, (SEE DETAIL). CONTROL SHALL COMMENCE WITH GRADING AND BE MAINTAINED THROUGHOUT THE PROJECT UNTIL ACCEPTANCE OF THE WORK BY THE OWNER AND/OR THE CITY OF O'FALLON AND/OR MODOT. THE CONTRACTOR'S RESPONSIBILITIES INCLUDE ALL DESIGN AND IMPLEMENTATION AS REQUIRED TO PREVENT EROSION AND THE DEPOSITING OF SILT. THE OWNER AND/OR THE CITY OF O'FALLON AND/OR MODOT MAY AT THEIR OPTION DIRECT THE CONTRACTOR IN HIS METHODS AS DEEMED FIT TO PROTECT PROPERTY AND IMPROVEMENTS. ANY DEPOSITING OF SILTS ON NEW OR EXISTING PAVEMENT OR IN NEW OR EXISTING STORM SEWERS OR SWALES SHALL BE REMOVED AFTER EACH RAIN AFFECTE AREAS CLEANED TO THE SATISFACTION OF THE OWNER AND/OR THE CITY OF O'FALLON AND/OR MODOT.



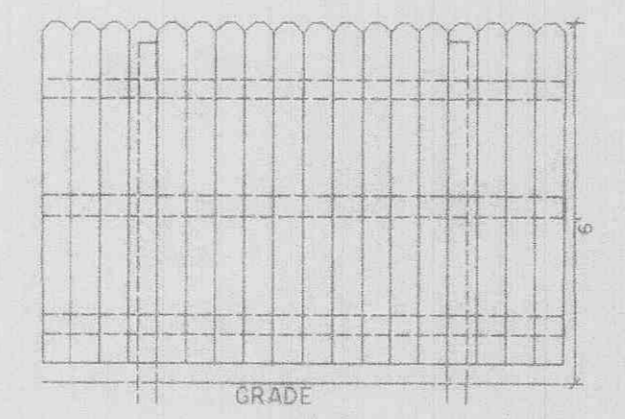
TYPICAL PAVEMENT CROSS SECTION



HANDICAPPED SIGN DETAIL



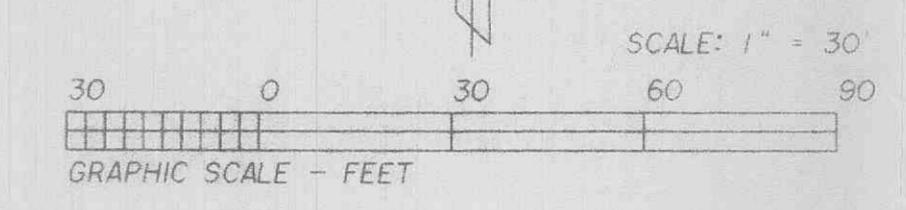
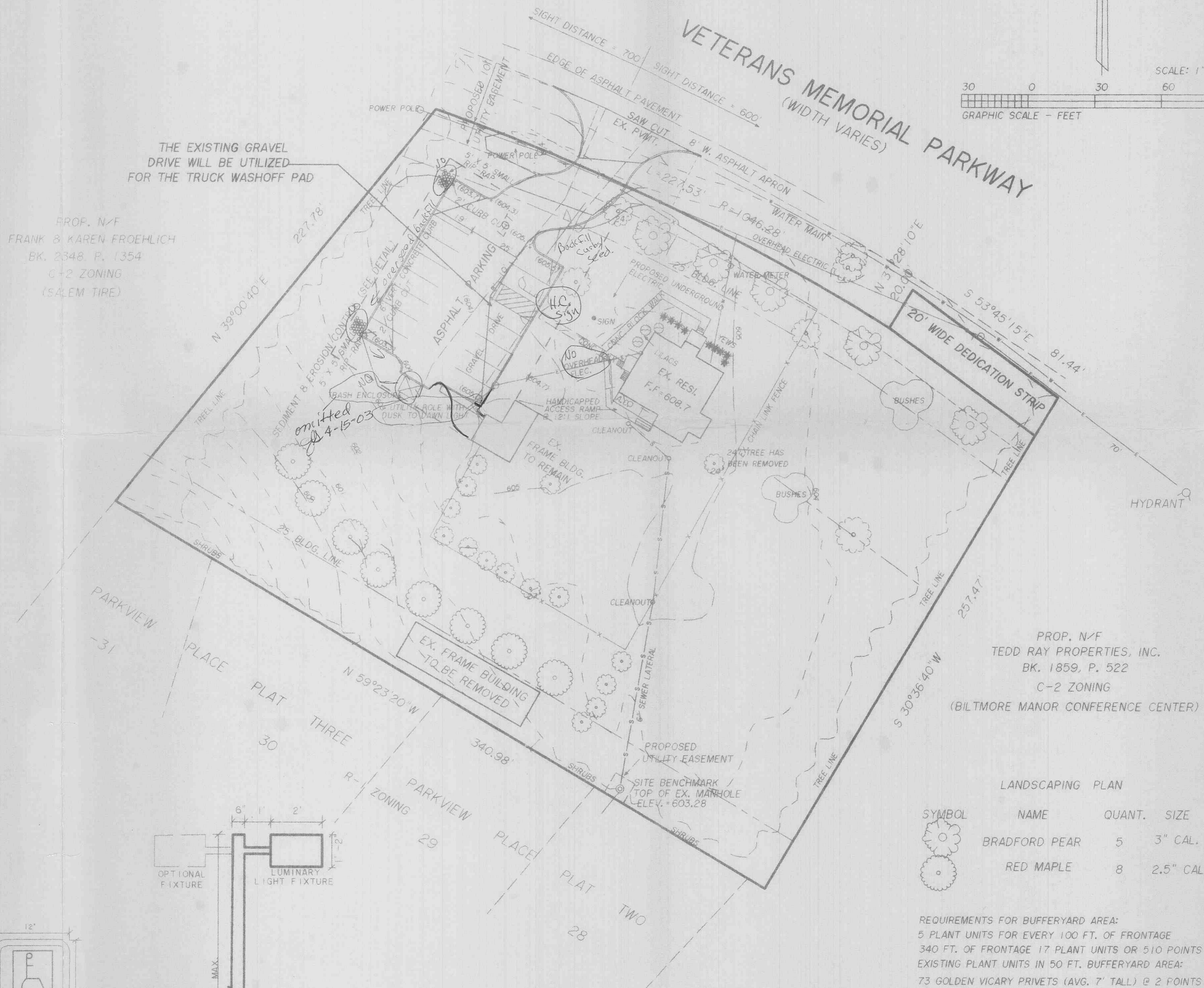
LIGHT FIXTURE DETAIL



SIGHT PROOF SOLID VINYL FENCE SECTION (FOR DUMPSTER PAD)



CHAIN LINK DETAIL



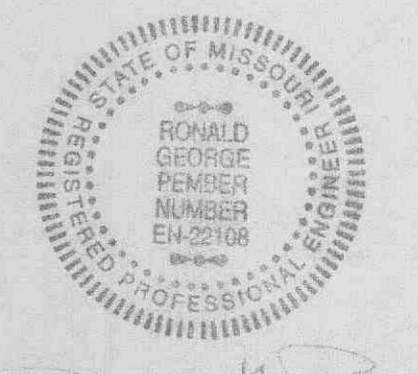
PROP. N-F
TEDD RAY PROPERTIES, INC.
BK. 1859, P. 522
C-2 ZONING
(BILTMORE MANOR CONFERENCE CENTER)

LANDSCAPING PLAN

SYMBOL	NAME	QUANT.	SIZE
	BRADFORD PEAR	5	3" CAL.
	RED MAPLE	8	2.5" CAL.

REQUIREMENTS FOR BUFFERYARD AREA:
5 PLANT UNITS FOR EVERY 100 FT. OF FRONTAGE
340 FT. OF FRONTAGE 17 PLANT UNITS OR 510 POINTS
EXISTING PLANT UNITS IN 50 FT. BUFFERYARD AREA:
73 GOLDEN VICARY PRIVETS (AVG. 7" TALL) @ 2 POINTS EACH 144 PTS.
1-10" AND 1-30" LOCUST @ 50 POINTS EACH 100 PTS.
1-4" ELM 15 PTS.
1-8" MULBERRY 30 PTS.
1-6" HACKBERRY 24 PTS.
4-8" WILD CHERRIES @ 30 PTS. EACH 120 PTS.
TOTAL EXISTING POINTS 433 PTS.

TOTAL POINTS NEEDED IS 77.8 - 2.5" CALIPER RED MAPLE TREES WILL PLANTED IN THE BUFFERYARD.



REV. 10-23-02: ADDED CONSTRUCTION NOTES
REV. 9-18-02: ADDRESS STAFF COMMENTS DATED 9-12-02

Landmark Surveying & Engineering, Inc.
802 E. Main St., Wentzville, Mo. 63385
332-9190 327-5853 Troy: 328-5452 Fax: 332-9285

CONSTRUCTION SITE PLAN

Drawn: DWW	Check: []	Rev: []	Job No: OTTO/75
Date: 8-30-02	Date: []	Date: []	
AGGIE'S ATTIC & TEA ROOM			